## 150 HOUSES FOR SALE

### PEMBERTON HOLMES, Ltd
ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

### BUILD NHA LOTS AVAILABLE
Come in and discuss your requirements and obtain full information from JACK MIDDLETON, EV 4-8124, eves. GR 9-4327.

### $500 DOWN 3 BEDROOMS $7800 JAMES BAY
This full basement home is located just a few houses from sea front. Very comfortable and spacious. Garage. $80 per month. Why pay rent?
JACK MIDDLETON, GR 9-4327
JACK BROWN, EV 4-4976
Office: EV 4-8124

### Park View—4 Suites GROSS $4188 P.A.
$20,000 was spent completely modernising this home into four de luxe suites each with view over Beacon Hill Park. Having living room, bedroom, modern electric kitchen and Pembroke bath. Automatic oil heating and laundry facilities, storage lockers, etc. Very desirable property within walking distance of town. Large lot with room for expansion.
Full price ..... $36,000
For further information, phone MRS. SHIRLEY, EV 4-8124; res. EV 4-8485, eves.

### GLANFORD GARDENS
In beautiful condition throughout this charming 3-bedrm bungalow has 19' LR with Roman FP, DR, nice electric kit. with dining area and utility off. Large 5% mtge at 5% P.I.T. Your down payment may get it. Don't wait; this can't last.
JUST LISTED, at ..... $11,900
MR. LOVE, EV 4-8124; res. EV 4-6056.

### MILLION DOLLAR VIEW DUPLEX OAK BAY
Beautiful large 6 rooms, self-contained suite. View from all windows, 3 bedrooms or 2 and den. Pembroke bath plus 3-room self-contained suite with views. Basement with Oil-O-Matic heat. Must be sold, illness reason. Just reduced, $5,000 will handle.
FULL PRICE ..... $20,000
JACK BROWN, EV 4-8124, res. EV 4-4976
J. MIDDLETON, res. GR 9-4327

### EXCLUSIVE LSTG APARTMENT BLOCK
This is without a doubt the most attractive apartment block in Victoria, where you could spend the rest of your life in absolute comfort in the very best of surroundings, situated in lovely grounds with unobstructed view of mountains, sea views and Sooke hills. Price ..... $71,000
$23,000 cash, balance on mortgage
Photographs and full particulars phone MR. HEPBURN, EV 4-8124, res. EV 3-7039.

### A LITTLE PIECE OF DEVON IN OAK BAY
Perfect for retirement or for the small family, this picturesque semi-bungalow embodies the appeal of the English countryside. A delightful entrance hall, sunken living room and trim, fenced-in garden provides seclusion and pleasurable living. This home has 2 bedrooms with a possible third, and separate garage
Low taxes ..... $11,500
Seen by appointment only.
EV 4-8124, MR. SIMPSON, EV 5-7369 res.

### DEAN HEIGHTS HIGH LOCATION
This most attractive white stucco bungalow has just been placed on the market. Spacious entrance and through hall, 15x18 living room, hardwood floors and fireplace; large cabinet kitchen, 2 bedrooms, 3-piece bathroom; basement, laundry tubs, hot-air oil heat. New Duroid roof. A lovely home on a quiet street, in a very desirable area.
FULL PRICE ..... $11,000
W. WOODLEY, EV 4-8124; RES. EV 4-3916

### $4500 DOWN
DELIGHTFUL modern home in the University area on a dead-end street. Large living room with corner fireplace, bright dining room, completely modern kitchen, panelled family room with fireplace and built-in Bar-B-Q grill, two patios opening off family room, three bedrooms and bath, double garage; all floors wall-to-wall carpeting and tile; automatic oil heat. This house has been planned for ease of living and upkeep and is a most livable home.
Full price ..... $17,850
Dorothy Kirkpatrick, EV 4-8124; res., Keating 68-X

### OAK BAY LOW DOWN PAYMENT NO STEPS
Ideal for a couple. Immediate possession. Electric range included in full price
of ..... $8500
D. E. Wilkinson
EV 4-8124, res. Sidney 652

### McCANDLESS REALTY
830 FORT ST. PHONE EV 3-6111
Real Estate and Insurance

### SPECIAL $1495 DOWN Fully Furnished Bung.
4 rooms, spotless, living room with fireplace, light floors, 2 bedrooms, small bright kitchen with nook, cab pantry, 3-pce bathroom, new oil range, newly wired. Duroid roof. Landscaped lot. Low takes. Handy location on bus line nr Haultain St. Furnished, inc frig and washing machine. QUICK POSSESSION. SEE THIS FOR VALUE AT
only ..... $6300
Eves. Mrs. M. Ramsdale, EV 4-5855

### VICTORIA REALTY LTD.
1115 Douglas Street
CIRCLE THIS AD $12,900 HI QUADRA
Seclusion, clear title home of 1,800 sq. ft. Oil hot-water heat. Spacious LR, sep DR; built-in china cabinets, 2 twin-size bedrms; large den; electric heat; copper water tank; 4-pc bath. Large glassed-in sunroom with a very lovely garden. Try $4,000 down.
Edw. C. Clark, EV 3-9145 or (eves.) EV 2-8536.

IF YOU WANT TO LOCATE CLOSE TO SCHOOLS in one of the city's most convenient areas, let me show you a selection of THREE-BEDROOM homes in the University district, priced from $12,750 to $14,900. N. A. Fraser, EV 4-9305, Res. EV 5-3751. Financial Survey Ltd.

### TOWN & COUNTRY HOMES LTD.
1923 Quadra St.
"PARKING NO PROBLEM"

### NEW! NEW! $8950
SMART, stucco bungalow, NO STEPS. Living room with fireplace, bright cabinet kitchen with dining area and wired for range. 4-pce Pembroke bathroom, 2 bedrooms, oil heating. UTILITY, attached garage. Close to bus and store. Ready Feb. 15. Ken Sturgeon, EV 2-7276, res. GR 7-1580.

### NHA! 3-YR 3 BEDROOMS
LARGE living room with dining area and outside wall fireplace, conveniently planned electric kitchen with dining area. Four-piece Pembroke bathroom. Full basement has ample space for recreation room. Oil-O-Matic perimeter heating. Fenced lot, 68x120. $3,700 will handle.
PRICE ..... $13,950
Ken Sturgeon, EV 2-7276, Res. GR 7-1580

### EXECUTIVE'S FAMILY HOME
This beautiful residence in an area of exclusive homes contains lge LR, family DR and den. Cab kit with dinette, master bedroom and 2-pce bath on main floor. Up are 4 bedrooms and 4-pce bath. Full high base with extra toilet, and garage. O-O-M. This is an outstanding TUDOR HOME. Excellent terms at
full price ..... $27,500
Duncan Bingham, EV 2-7276, Res. EV 2-3758

### CHARMING MODERN SIX ROOMS HIGH QUADRA
Situated on HIGH LOT giving a PANORAMIC VIEW and seclusion. GOLDEN OAK FLOORS in 24-ft. LIVING ROOM with lovely fireplace flanked by polished maple bookcases and built-in mantel mirror. A lovely separate family size dining room. Large electric cabinet kitchen with breakfast nook, tiled sink, lots of cupboards. All THREE SPACIOUS BEDROOMS have WALK-IN CLOSETS with lights in each. 1,650 feet of floor space. Step-saving plan. Attached garage with added storage space. Oil-O-Matic AC heating. Terms, $2,500 down, balance as rent. Priced below cost at ..... $15,960
Hurry, call Mr. Ludlow, EV 2-7276, Res. EV 3-5101

### HANDYMAN'S SPECIAL 6 RMS CLOSE IN $5495
This older home less than 5 minutes walking distance from city centre. Must be sold quickly. Large rooms, bath down. Terms or cash. Make offers. H. Forrest, EV 2-7276, res. EV 2-0274. P. Simpson, EV 5-5542.

### Small Bungalow FOR ELDERLY COUPLE
Four rooms: living room with fireplace, 2 bedrooms, modern kitchen, also 2 small rooms for mother-in-law in basement. Garage. Stucco
FULL PRICE ..... $8600
Contact Harold Ware, EV 2-7276; Res. EV 2-1461

### $2998.90 DOWN $2998.90
6 rooms, 1,180 sq. ft., full basement, carport, on sewer, under construction now! Roughed in rumpus room in basement. Oil heat and fully insulated. Full Price ..... $15,500
Contact Harold Ware, EV 2-7276; Res. EV 2-1461

### SWINERTONS
(Established 1889)
620 BROUGHTON ST. EV 3-7161

### GORGE DISTRICT
Modern 5-room bung with extra finished room in bsmt. Oil plg. heat. Cab elec kit, LR with fireplace, separate DR, oak floors. 4-pc bath. Drive-in garage ..... $11,500
Mr. Wright, EV 3-7181, EV 2-9409.

### AMID THE OAKS NORTH OAK BAY
Just completed this fine ranch-type home of 1,700 sq. ft. Features ent and thru hall, large LR and DR, 32 ft., with mahogany wall; smart elec kit with breakfast nook; four good-sized bedrms and den. The full bsmt with finished rumpus room and FP and built-in bar. OIL HEAT; double plumbing. Ideal for the professional or business man ..... $23,800
Mr. Cox, EV 3-7181, EV 3-3814

### OAK BAY POSSESSION
Very attractive split-level home, thru hall to large LR and separate DR; spacious cab kit; 2 lge bedrms. There is a separate utility and laundry room, then 4 steps to large partly-finished room. Oil. Heat. Attached garage. Grounds landscaped. Reasonable down payment with excellent terms ..... $14,500

LOW DOWN PAYMENT, 5-room bung, full bsmt, immaculate condition, close to Jubilee Hospital ..... $7300
Mr. Holland on both above, phone EV 3-7181, EV 4-7650

### $1750 DOWN $1750 OIL HOT WATER
Better than average, this 5-room stucco, 2-bedrm, character home of 1,200 sq. ft. features large windows, oak floors, dining room plus breakfast area in smart elec kit. Full bsmt, drive-in. Neatly landscaped lot on quiet street. An excellent buy (with $1,700 down) ..... $12,950
Mr. Crow, EV 3-7181, EV 2-0775

### LITTLE DANDY!
Clean, clean, 3-room stucco bungalow. Full basement. Close-in location. Snap this one up, it is good value at $5,500.
Phone Mr. Stretch, EV 5-6741 or EV 3-7436. Northwestern Securities of Victoria Ltd.

$9,250, 4-YEAR-OLD BUNGALOW with wonderful electric heat. Each room has its own thermostat (bills show real economy). With no steps, and 10 minutes walk downtown, it is ideal for retired couple. A really lovely home. EV 4-9827 anytime. S. Hargrave, Realtor.

### B.C. LAND & Investment Agency Ltd.
Our 56th Year in Real Estate

### HIGH QUADRA 2-BR PLUS CEDAR SHAKE (Just Listed)
We are very pleased to offer this spacious bungalow, built by Pollard in 1941 and in immaculate condition throughout. Entrance and through halls, living room 16'x17', family dining room 11'x12.6', large kitchen wired for range, lots of cupboards, large utility off (this has also been used as a breakfast room). 2 large bedrooms, one with wall-to-wall carpet. 4-pc Pembroke bath. Finished concealed stair to space for 2 or 3 more bedrooms, partly studded in now. Full basement, oil heating, drive-in garage, sewer connected. For a fine comfortable home see this one today at ..... $13,500
$4,000 CASH WILL HANDLE
Exclusive Listing
Please ask for Mr. W. O. Cameron

### WOODBURN AVE. NEW—3 BR—DEN
Beautiful new bungalow backing on Uplands Golf Course. Vertical siding exterior, slate entrance hall to seven fine rooms! Built-in wall oven and counter-top range in the smart kitchen, wall-to-wall carpet throughout, sun-deck off dining room, full basement, drive-in garage. Many features in this fine home, including 2-pce. lavatory off master bedroom. Offered for immediate sale, possession March 15th.
Price ..... $25,500
Exclusive Listing
Please ask for Mr. W. O. Cameron
EV 4-9318, EV 3-2998

### SECLUSION A TUDOR OAK BAY
A striking looking residence situated away back from the street amidst oak trees. Reception hall, wash room; LR, 24x15; full DR, pleasant kitchen, open stair to three bedrooms and bathroom. Walk-in closets. Recreation room in basement. Definitely for the buyer looking for charm plus a double lot. The asking price is ..... $19,500
Call Mr. C. R. V. Bagshawe, EV 4-4115 anytime

### COUNTRY HOME WITH SECLUSION SEA VIEWS
Most attractive 3-bedroom shake bungalow situated on 1.8 acres of wooded property (cedars and firs) with sea and mountain views and located just 10 miles out in the Saanich Peninsula. There is a large living room with open fireplace and view windows, a very fine electric cabinet kitchen and dining area with view window, 3 bedrooms and 4-piece bathroom with vanity. Open stairway with wrought iron railing to a full high basement with rumpus room with raised hearth fireplace, and toilet. Double attached garage. This should fit the bill for those who like seclusion with a pleasant outlook. Clear title.
Price ..... $18,900
Call Mr. Hope, EV 4-4115 anytime

### UNSURPASSED VIEWS SEA AND OLYMPICS
Start the new year right by buying this fine Oak Bay new gabled rancher. Enjoy the really wonderful views besides the comfort of living in spacious accommodation. 1,600 feet main floor plus some 1,200 feet ground floor level, three bedrms, master bedrm has 2-pce bathroom. There is also a 4-pce and another 2-pce bathrm. Nice LR, separate DR, de luxe kitchen. Utility. Inter-com system between rooms. UNFINISHED GROUND FLOOR. Rec room with FP; space for 2 fine bedrms. Roughed-in for 3-pce bathrm and other serviceable space. 2-car carport. Patio. Mahogany doors all rooms. It is vacant. Can be seen anytime by phoning me.
Price ..... $30,000
Call Mr. Vivian Bagshawe, EV 4-4115 anytime
922 GOV'T ST. EV 4-4115
Member Real Estate Board of Victoria

### HEISTERMAN
#### OAK BAY AVE.
Handy location, close to the Tennis Club. Just 10 years old, home has 2 bedrooms, living room, bath and cabinet kitchen, full high basement all finished with another good room. New package oil heating system, nice garden all fenced, with patio and outdoor fireplace. Offered at $10,800 mortgage. Full price ..... $10,800
Mr. Hamilton, EV 3-4161; Eves. GR 7-1555

#### OAK BAY 3 BEDROOMS PLUS
Located south of the Avenue on a large lot, this 6-room bungalow contains large living room and dining room 3 bedrooms, cabinet kitchen and four-piece bath. Full basement with finished room and 3-piece bath. Automatic oil heat ..... $14,200
Mr. Blannin, EV 3-4161; Eves EV 5-1195.

HEISTERMAN & COMPANY
(Established 1864)
1121 Blanshard Street EV 3-4161

### F. N. Cabeldu
1212 Broad Street EV 3-7174
(Member Multiple Listing Bureau)

#### SOMETHING SPECIAL UNUSUAL SETTING
3900 BLENKINSOP RD. WILL MAKE YOU SLOW DOWN AND LOOK TWICE, but please make appointment to view first. Designed to take advantage of views and setting on LARGE LOT 146'x200', living room with GRANITE FIREPLACE, formal dining rm, SUN ROOM OR DEN OR SEWING ROOM, 2 bedrooms, thru hall, bright kit with patio off. High part bsmt. OIL HOT-WATER HEAT. LOTS OF FRUIT AND SHADE TREES. Terms available. Price reasonable and you could MOVE IN AT ONCE. Exclusive with Mr. Cleary—weekend or evenings. EV 4-2505.

#### ROYAL OAK 1 ACRE DOG KENNELS
A lovely ranch-style home only 3 years old. 3 bedrooms. Large living room with fireplace and dining space. Kitchen with bar and utility. Automatic oil heat. Double carport. Patio.
Price with terms ..... $17,300
Call Mrs. Strodyk, EV 3-7174. Res., EV 2-4653

### ISLAND INVESTMENT CO. LTD.
774 Fort Street EV 4-7146

#### REVENUE
Attractive house with oil hot-water heating, within easy walking distance from city centre—revenue $125 per month, plus large 4-rm suite for owner. Price with terms ..... $12,200
For further information phone Mrs. Doren Carriss, GR 7-2432

### '$1000 DOWN'
If you want to set up a pension plan and live free living, see this spotless revenue property now. Income of $85 monthly, full price $8,250. Dial MRS. V. ROBERTS, EV 5-6741 or EV 2-1958. Northwestern Securities of Victoria Ltd.

ATTRACTIVE NEW 3-BEDRM country home on treed acreage. Secluded with good sea view $18,500. Owner, Victoria Press, Box 773.

### HARRY FOSTER LTD.
Opposite "The Bay"
1733 DOUGLAS ST. EV 2-2101

### DRIVE BY "583 AGNES ST." "570 TAIT ST."
2 brand new homes in the Glanford area. IMMEDIATE POSSESSION. Both 2-bedroom homes with full basements and Oil-O-Matic heat. Both of these homes offer nice floor plans and are exceptionally well built and finished. Insulated walls and ceilings. $3,000 down.
Full price ..... $10,700
Drive by. Call Herb Hodgson, EV 2-2101. Res. GR 9-3114.

### LAKE HILL 3 BEDROOMS OIL-O-MATIC 1,550 SQ. FT.
$18,700 Asked for this well-built home, amongst equal value properties and with a large lot. Spacious entrance hall, large living room with view windows and fireplace, dining room, cabinet electric kitchen with nook, 3 good bedrooms, and a fourth can be finished. 4-pce colored bathroom fixtures, laundry room on main floor. Full high basement, drive-in garage.
For information please contact Stan Hinde, EV 2-2101 or EV 2-5790

### 709 DAFFODIL "For Sale"
See this exclusive listing. Very lovely living room with fireplace 2 bedrooms, tiled electric kitchen. High basement with furnace and garage. 9 years old. Owner transferred. The price is only ..... $8700
Phone Art Yells, EV 2-2101, Res. EV 3-5039 or C. Vining, EV 2-2101, Res. GR 9-3786.

### OAK BAY $9500
FIVE-ROOM bungalow in excellent location close to R.C. CHURCH, north of the Avenue. Not a new home, but a warm, comfortable one. Bright kitchen. Spotless decoration. FULL BASEMENT. Drive-in garage and very neat garden. It is IDEAL FOR AN OLDER COUPLE who require a choice house in a choice district.
(G. Jessup, EV 2-2101; Res. EV 2-1667)

### "THE BUY" of The Month ROCKLAND Residential Area
This lovely three-year-old bungalow of SIX ROOMS is TERRIFIC VALUE. A beautiful setting close to transportation and within easy distance of town. Very attractive living and dining room 32 feet long. Smart bright convenient electric kitchen with large dining nook. Eye appeal bathroom with vanity. Three large bedrooms. Golden oak floors throughout (no shorts). Lots of closet space. High cement full basement with Oil-O-Matic heating. Drive-in garage. Landscaped lot. A TRULY DELIGHTFUL HOME IN A VERY CHOICE LOCATION. $16,300
Price ..... $16,300
(Close offers considered, terms). (Please call Mr. Wilkins at EV 3-9413, office, EV 2-2101).

### BYRON PRICE
1314 QUADRA STREET

#### NEW 2 BR ONLY $6900
Yes, $6,900 is the full price of this 850 sq. ft. stucco home. Spacious 13'x19' living room, cabinet kitchen. Utility room is 8' x 9' with laundry tub. Tiled floors throughout. Cement drive to carport. On sewer, close to bus and school. This won't last long, act now. Phone Lloyd Tinkham, office EV 5-2458 or Res. GR 9-4720 anytime.

#### HOME WITH REVENUE $9675—$2575 DN
In James Bay. 4 bedrooms, full basement with C/W furnace. At present producing $110 monthly with 3 rooms for owner. In good condition throughout with new wiring, copper plumbing and garage.
JACK MACKAY, EV 5-2458, Res. EV 2-9644

#### AS LOW AS $400 CASH No Gimmicks
Yes, we can build an NHA 3-bedroom home, full basement, oil furnace, on one of these lots. Size 71.5x115, priced from $950 to $1,500 for the above down payment which also includes the lot, providing you can pay $129 PM, taxes included, for a short period. Payments will then drop to $75 P.M. For further information call SAM PATERSON EV 5-8592, GORDON MARSHALL, GR 9-2725 or JACK FELTON, EV 4-2784 or office EV 5-2458.

#### LAKE HILL $2500 DOWN
4-bedroom semi-bungalow, consisting of good living room, with fireplace, large family kitchen with a lot of cupboards, wired for range, dining area; 3-pc bath, 2 bedrooms down and 2 up by concealed stair, on large, well-landscaped lot. Ideal family home. Part basement. O-O-M heat. Full price ..... $11,900
Ask for Jim Ridings, EV 3-7041. Eves. EV 3-9533

#### JAMES BAY
Quiet location, close to sea, a good five-room bungalow with extra accommodation, a full basement and oil heating ..... $6900 Terms.
Please ask for Henry Hope, EV 3-7041 Eves. GR 7-2734
JOHN GREENWOOD
1241 Broad Street

BY OWNER
#### LANSDOWNE SLOPE
3-bedroom NHA bungalow, full basement, 4-piece vanity bathroom, automatic oil heat, all oak floors, fully landscaped and fenced. 5¼% NHA mortgage. Cash required to mortgage.
For full particulars apply owner.
PHONE EV 4-2834

$8,450. VERY NICE OLDER BUNGALOW on quiet street near Haultain. Contains 5 rooms and full basement. Excellent for retired couple. Reasonable down payment and a good buy if cash. EV 4-9827 anytime. S. Hargrave Realtor.

### Oak Bay Realty
FOR OAK BAY HOMES

#### OAK BAY SOUTH
Situated on a quiet residential street, this small and immaculate home would be ideal for a retired couple. Two bedrooms, electric kitchen, cosy living room and a small sunroom together with a full basement and a small but good garden all go to insure comfortable living. The price, with $2,000 down, is ..... $7500
If you would like more information on this tremendous value, please call W. G. Curtis, EV 5-7707 anytime.

#### A STEAL
Attractive 5-room stucco home in choice location, thru hall, large living room with fireplace, family-size dining room; large, bright kitchen with dining space, two good bedrooms. Full basement, O-O-M heat, drive-in garage. Attractive garden. Low down payment.
Asking Price ..... $12,600
Call Hal Wright, EV 5-7707 anytime.

#### LANSDOWNE SLOPE $4750 DOWN
7-year-old, 3-bedroom bungalow. Over 1,300 sq. ft. of floor area. Living room has brick fireplace. Dining room gives onto nice patio. Spacious kitchen with breakfast area. Large utility and storage space. All electric hidden heating system with individual controls. (This is the cleanest way to heat a home.) Phone for appointment to view as this home should not be on the market long at the
full price of ..... $13,650
B. J. Leverton, EV 5-7707 anytime.

#### DEAN HEIGHTS
An immaculate, spacious, well-maintained home of 1,500 sq. ft., featuring lovely living room, guest-sized dining room. Electric cabinet kitchen and 2 fine bedrooms, above full concrete basement with O-O-M heat and extra room. Good, easily maintained lot with fruit trees. Excellent terms. A bargain at
full price ..... $13,900
Excellent terms.
Call R. Reynolds, EV 5-7707 anytime.

#### SINGLE STOREY FAMILY HOME
Here is a three-bedroom bungalow on Londonderry Road. Only three years old, landscaping finished. Oil-O-Matic hot-air heat. Combination living and dining room. Very nice cabinet kitchen and thru hall. Full concrete basement and drive-in garage. Oak floors throughout. Terms can be arranged.
Full Price ..... $12,750
Call R. L. Stiles, EV 5-7707 anytime.

MEARS & WHYTE
OAK BAY REALTY LTD.
2188 OAK BAY AVENUE

### HICKS REALTY LTD.
1710 Douglas Street EV 2-5104
Opp. Hudson's Bay Store

#### TRANS-CANADA
Close in, pleasant little home, 4 rms plus HW floors, LR with FP, 2 bedrms, fenced lot for garden, with terms:
Full price, only ..... $7550
Mrs. McKeage, EV 2-5104 any time.

#### GORGE
Ideal family home, just 20 yrs old and in good condition, 3 bedrms, hot water heat, FC bsmt, extra rm in bsmt. $2,000 down.
Full price ..... $10,500
Bill Felton, EV 2-5104 anytime.

#### RANCH TYPE—1 ACRE
First time advertised, long, low rancher, situated on 1 acre. Lges LR with raised FP, DR, beautiful kit, thru hall, 2 twin bedrms, colored plumbing and vanity bath, double attached garage, O-O-M
heat. Full price ..... $16,850
Olive Greaves, EV 2-5104 anytime.

#### HAULTAIN
Ten yrs old, 4 rms, utility rm, attached garage, lge LR with FP, oil space heater. Situated close to all facilities on a good sized lot. Full
price with terms ..... $7500
Mr. Davies, EV 2-5104 anytime.

#### 7 YEARS OLD
Nice 2-bedrm home on nearly an acre of land, cab kit, lge panelled LR, 4-pce bath, separate garage, insulated. A real buy for $6,350 with terms. For details please call Mrs. E. M. Lachlan, EV 2-5104 anytime.

### FRASER BISCOE
750 PANDORA AVE. EV 3-9843
Drive-in Customer Parking

#### A REAL SNAP
2½-MILE CIRCLE
Immaculate 4-room stucco bungalow, living room with oak floor and open FP, 2 bedrooms, bathroom, large kitchen with eating space. Full basement, furnace and drive-in garage. Nice lot. Can be purchased with $1,750 down payment, balance $75 per month.
Full price ..... $8250
Can be seen by appointment only. Call Mr. Wilkins at EV 3-9413, eves. EV 3-4960.

#### NEAR SCHOOL SACRED HEART
Neat, clean, compact 2-bedroom home. No steps. On large lot. Yours with terms
at only ..... $8950

#### ROCKLAND REVENUE HOME
Enjoy living in your own spacious furnished suite on a quiet boulevarded street. Each month draw your income from nine furnished rental units. Interior and exterior of this large building are in excellent condition. Full price with terms ..... $26,250
Phone now for apptmt to view, Mr. Vandyke, office EV 2-9843, or res. EV 2-6827.

L & S
#### $1900 DOWN
gives you possession of this almost new stucco bungalow. Large living room with open fireplace. Modernistic large electric kitchen with dining area, 2 bedrooms, full cement-lined basement and Timken oil heat. Drive-in garage. Balance to be paid as rent.
Full Price ..... $12,250
R. Amos, EV 2-9787.

#### $1500 DOWN
University area, 2-bedroom bungalow. Large combination living and dining room, galley-style electric kitchen, large utility room, oil forced heat, double garage. 66x156 landscaped lot in dry location on sewer.
Full Price ..... $12,500
L. H. Randa, EV 3-4117; Res. 2-8980

LEACH & SPARKS
1119 Blanshard St.

2-BEDROOM OIL HEAT, FULL basement. Fruit trees. High Quadra. Close to school and bus. No agents. Victoria Press, Box 1719.

### RANDALL'S LIMITED
OPEN FOR INSPECTION
5th - 6th - 7th
2 - 5 P.M.

#### 1206 JUDGE PLACE $18,900
Beautiful home, built 7 years, in a quiet country-like setting, has 1,350 sq. ft. of living space. Living room 23'x18', dining room 11'x11', thru hall, oak floors throughout, 3 large bedrooms. Pembroke bathroom, cabinet electric kitchen with lovely dining nook. Utility on main floor, on sewer, full basement with auto oil heat. Attached garage with unfinished room above that could be fourth bedroom. Large lot. Good terms.
For preview, please call Mr. Sudbury, EV 4-8109, or eves GR 9-1906.

#### ESQUIMALT 1235 PARK TERRACE $10,800
Modern bungalow of 5 rooms in secluded setting. "L"-shaped living and dining room with fireplace, 2 nice bedrooms, Pembroke bathroom, cab. elec. kitchen plus utility plumbed for washer and dryer. Basement with new pkg. oil unit, double carport, low taxes. Down payment of $2,500 required.
Call Mr. Sudbury, eves. EV GR 1906

#### BURNSIDE EXTRA SUITE
Duplex, main floor, has three bedrooms, living room, dining room, cabinet electric kitchen, Pembroke bath, level walk-in basement suite, 3 rooms plus bath, $70, drive-in garage. Only one year old. Greatly reduced to ..... $15,000

#### DUPLEX $2500 DOWN
Fairfield, near park and sea. 5 rooms and bath down, large self-contained three-room suite up. Fully furnished, $80. Full basement, oil heat, nice ranges up and down. Garage. Really nice home and revenue.
Asking Price ..... $14,000
On the two above, please call Mr. Davis, eves. EV 4-8614.

#### Jubilee Area
Stucco bungalow with three large bedrooms. Living room with fireplace, separate dining room, large family kitchen wired for electric range, full basement with partial finished room.
Full price ..... $10,500
Open to offers as to down payment and terms.

#### $12,800 NEW VIEW ROYAL
This bungalow will be finished by March 1—has three bedrooms, large living room with dining room area. Full basement, oil package heat. Terms $3,500 down.
On two above, please call Mr. Lowndes, eves. GR 8-2151.

GEORGE RANDALL LIMITED
1309 Douglas St. Phone EV 4-9109

### HAGAR'S
#### TODAY'S BEST BUY ROYAL OAK BEAUTIFULLY APPOINTED STUCCO BUNGALOW PLUS DE LUXE SUITE
Consisting of a new, modern home, with landscaped garden, cement driveway and walks. Spacious living room with fireplace. Oak floors throughout. Two large bedrooms. Spacious kitchen, a nook, modern cupboards with 12 ft. of tile counters. Also tile bathroom. Plus full basement with suite. Large bedroom, beautiful kitchen with tile sink (also range included), extra 2-piece plumbing. Drive-in garage. Wrought iron railings and many extra features. Don't miss the opportunity to buy this lovely home at the very low price ..... $14,000
Good terms. $3,500 down.
C. Carpenter, EV 4-0531, eves. GR 7-1628.
Hagar & Swayne Ltd., 614 Yates

### JOHNSTON'S
ESTABLISHED 1908
1306 BROAD STREET EV 5-2471

#### DUKE ROAD METCHOSIN
Sea view, seclusion, nearly new two-bedroom ranch-type bungalow. Large living room with fireplace, utility and modern cabinet kitchen. Over an acre of ground, partially wooded. Low taxes. Terms can be arranged on full price ..... $11,500
For appointment to inspect call C. A. Ross, GR 8-1817.

#### GO SUBURBAN SPLENDID SMALL ESTATE
High location, over six acres, excellent pasture and partly treed. Modern 5½-room stucco bungalow, basement, HA heat. Several outbuildings for diversified stock. This property has a wonderful future—within 4½-mile circle. Terms can be arranged ..... $12,250
on full price.
C. A. Ross, GR 8-1817

### FAIRFIELD REALTY
335 COOK STREET

#### OAK BAY
Gleaming white stucco. Two spacious bedrooms. Large living room, modern elec cab kitchen large 4-pc. bath, full basement. Oil-O-Matic heat, ..... $11,500
Call Cliff Atkins, EV 5-9765; EV 4-1382.

#### REVENUE FAIRFIELD
Oil heat, new wiring and fully furnished, 4 rooms up and 4 rooms down. Good furniture and rugs, also fridges and ranges. Nice kitchenettes. Full basement. New stucco exterior.
Revenue $200 per month
LOW TAXES
Full Price $15,000
Good terms to right buyer. Call Joe Leibel, EV 5-9765, Eves. EV 3-1307

OAK BAY—$1,500 DOWN, 2½-YR. 2-bedrm rancher. Owner, EV 5-4022.

### OAK BAY—NEW LUXURY RANCHER
Well located in exclusive residential area. Has entrance hall, planters, open staircase to basement. Gracious living rm, excellent fireplace, picture windows, nice dining rm, smart cab elec kitchen, lovely 4-pce Pembroke bathrm, 3 good-sized bedrooms, hardwood floors. FC bsmnt. Oil-O-Matic heating. Big landscaped lot. Garage.
Full price ..... $21,500
Terms arranged.
J. LINDAL EV 4-9679 or EV 2-4251
H. HOOPER EV 5-9080
RITHET CONSOLIDATED LTD.

### BRENTWOOD
2½ Acres in strawberries and logans with good 4-room and bath bungalow. $11,000, with $4,200 cash, bal at 5% only $40 per month.
6-room NHA bungalow on acreage, $14,500, terms.
Seaview rustic bungalow, large treed lot, $7,900 cash.
6 acres rough treed land with 3-room cottage only $4,500 terms.
See BRENTWOOD PROPERTIES
7183 West Saanich at Verdier
Keating 233

### BUILD NHA
#### No Down Payment? Own Your Lot? Equity in Home?
We have a number of reputable builders ready to start your new home with a choice of plans and lots available. Also many homes now under construction in all areas. For further information call E. J. Butler, EV 4-7128, eves. EV 5-1232. Douglas Hawkes & Co., 817A Fort Street.

### ISLAND INVESTMENT CO. LTD.
774 Fort Street EV 4-7146

#### QUIET DIGNITY
1. SEVEN-YEAR-OLD RANCHER.
2. 1,556 SQUARE FEET.
3. LR WILL HOLD YOUR GRAND PIANO.
4. GUEST-SIZE DINING ROOM.
LOW TAXES.
TERMS AT ..... $19,500
For appointment to view call Anne Donaldson, EV 2-6870

#### GORDON HEAD
Beautiful new split-level home now ready for occupancy. Excellent material and workmanship throughout. Large LR with raised fireplace, DR with French doors to patio, 3 large BRs, mahogany kitchen, vanity bathroom. Family room with extra plumbing, also laundry room. All this with terms for
only ..... $21,000
Eves. EV 4-3884

Bayne & Toder Agencies, EV 2-1121
740 Fort St.

### $850 DOWN 3 BEDROOMS NEW N.H.A.
ONE ONLY
3-bedroom basement home to be built in the Haultain district. For further information call E. J. Butler, EV 4-7128, Res. EV 5-1232. Douglas Hawkes & Co., 817A Fort Street.

#### LOW TAXES
Cute bungalow, $1,500 plus $60 per month will buy you this lovely six-roomed bungalow. Floor area 900 sq. ft., lot 60x120, 2 bedrooms, living room den, plus oil heater, gas heater and kitchen range. A magnificent garden with fruit trees, flowers, shrubs. It is close to transportation and shops, situated in Fernwood. Why pay rent? Full price is only ..... $6780
Ring K. J. WILLIAMS, GR 8-3718 or EV 5-6741 and hurry, it won't last long. Northwestern Securities of Victoria Ltd.

#### N. OAK BAY
A really smart 6-rm rancher. Well-planned spacious rooms. An extremely bright and cheerful home with easily-maintained grounds. Full basement, Oil AC heat and dr-in garage.
Today's top value ..... $17,900
S. W. Anderson
Financial Survey Ltd.
EV 4-9305; res. EV 3-8917

CEDAR HILL. POSSESSION FEB. 28. $2,245 down—$13,975. Beautiful sparkling new NHA, 1,100 sq. ft. 3-bedrm bungalow with full basement, drive-in garage and Oil-O-Matic heating. Lovely garden lot. 1 blk from school and bus. Call George Thorneloe, EV 2-7276; res GR 7-2771. Town & Country Homes Ltd., 1923 Quadra.

$1,500 DOWN, IN JAMES BAY, large 5-room, full basement bungalow in top condition, $7,950. $1,500 down, in High Quadra, 3 bedrms, full basement, oil heat, good treed lot, $8,500 for all cash. $6,500. $1,500 down, in Dean Heights, attractive old English type, no-basement bungalow, 4½ rooms, $9,950. Call Guy Meuffels, EV 2-4255, Res., EV 2-7829. J. H. Whittome & Co. Ltd., 1218 Broad Street.

#### CITY
Near the sea and bus, 5-room bungalow in excellent condition. Large kitchen 3-pc. bathroom, utility room, living room and 3 bedrooms. A good garden lot. Low taxes. $1,500 cash. Price $6,950.
Mr. Laing, Eves. EV 5-5306
ALFRED CARMICHAEL & CO. LTD.
1239 Broad Street EV 4-7341

REVENUE—LAKE HILL. 6 MTHS old. Has LR, kitchen with dining area, 3 bedrooms up. A large 3-room suite with picture window in basement, rented at $72.50, with separate meters. Asking $16,300, try your down payment. Vivienne Appleyard, EV 2-4255 day or night. J. H. Whittome & Co. Limited, EV 2-4255.

CEDAR HILL — $1,500 DOWN 4-room stucco home with full basement and Oil-O-Matic hot-water heating, close to school. Almost immediate possession. Balance at $80 per month. Full price $9,950. Act fast — call Herb Hodgson, EV 2-2101, res. GR 9-2114. Harry Foster Ltd.

#### DUPLEX
Attractive, brand-new, N.H.A., side-by-side duplex, corner of Parklands and Admirals; kitchen, living room, dining room, 2 bedrooms, basement with drive-in garage, automatic oil; Patterson built. Low down payment. EV 2-2521; Res., EV 4-7826.

ATTENTION MILL WORKERS
Only $500 down on this 5-room stucco bungalow on John St. All large rooms. Needs decorating inside. Full price $4,850. Please call Karl Ogilvie, Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 5-6115.

#### JUBILEE HOSPITAL
$2,200 down. Immaculate 4-room home, 2 minutes walk from Jubilee Hospital. Full basement. Oil heat. Drive-in garage. Just 4 years old. For particulars and price please phone EV 3-4251. Mrs. Lavender, EV 5-6327. Rithet Consolidated Ltd.

PRIVATE SALE
2444 Camelot Road. Three-bedroom bungalow; oil heat; near school. Cadboro Bay. Phone GR 7-2762 for details and appointment to view.

5-ROOM BUNGALOW, RUMPUS room, garage, Oil-O-Matic, heat, nice corner Fairfield, owner, $13,000 net. EV 3-0327.

## 151 COUNTRY HOMES and PROPERTIES

SALT SPRING ISLAND
2-BR home, garage and workshop. Private water supply. 1.48 ac. FP $3,000.
For Real Estate and Insurance on all Gulf Islands contact SALT SPRING LANDS LTD. Phone 52, Ganges, B.C., N.-167

### REVENUE — 1.7 ACRES
Retire in lovely country setting—one 2-bedrm modern stucco bung, also 3-bedrm full modern bung, large LR with FP, wired for range, cab kitchen, bsmt, hot-air furnace. Property nicely fenced. Stream runs by main bungalow. Income $102 per mo, will pay for